

**OFFICE OF SECRETARY OF STATE
CAPITOL HILL APARTMENT RENTAL AGREEMENT**

THIS AGREEMENT, made and entered into this 1st day of January, 2017 by and between SECRETARY OF STATE, MARK MARTIN, hereinafter called the LESSOR, and, Representative Laurie Rushing hereinafter called the LESSEE:

WITNESSETH: That the said Lessor does hereby lease to the Lessee the following described premises; Room 507 In the Capitol Hill Building, Little Rock, Pulaski County, Arkansas.

The term of this lease shall commence on the 1st day of January 2017 to the 30th day of November, 2018. The Lessee will pay Monthly rent, in the amount of \$320 per month to the Secretary of State.

The rent is payable on the First Day of each month in the Accounting Department of the Secretary of State, Room 012 Arkansas State Capitol building and is considered past due on the 15th of that month.

Lessee Covenants: This lease is made upon the following conditions, which the Lessee agrees with the Lessor to abide by:

1. The Lessee shall pay the rent specified above promptly at the time and at the place named. This contract will automatically become in default in the event the rent becomes more than forty-five (45) days past due.
2. Upon termination of this lease, the Lessee shall surrender possession of the leased premises to the Lessor in as good condition as when possession was taken by the Lessee, ordinary wear and tear excepted.
3. The Lessor shall have the right to enter the leased premises at any reasonable time for inspection purposes or to make such repairs or alterations as it shall deem necessary for the safety, preservation, cleanliness and improvement of the premises.
4. If Lessee does not retain his or her seat in the General Assembly for any reason other than the November General Election, he or she will have 15 days to vacate the apartment.
5. If Lessee does not retain his or her seat in the General Assembly as a result of the November General Election, Lessee will have until the lease termination date of November 30 to vacate the leased apartment.
6. If Lessee retains his or her seat in the General Assembly and is approved to remain in the apartment, the lease will automatically extend to December 31 and Lessee will be responsible for that full month rent.
7. No apartment will be utilized by anyone other than the lessee and his or her immediate family. Further, no children under the age of 18 will be allowed to reside in the building without the Lessee being present.
8. **No pets will be allowed within the building.**

Lessor's Covenants: This lease is also made upon the following conditions, which the Lessor agrees with the Lessee to abide by:

1. The Lessor shall furnish all utilities except telephone.
2. Lessor will provide basic cable television service for the Lessee's usage. (Lessee will pay any additional cable services contracted by Lessee with the cable service provider.)
3. The Lessor shall make all necessary repairs to the leased premises during the term of this lease at the Lessor's expense, except those repairs necessitated by any act of negligence of the Lessee or the agents, employees or visitors of the Lessee.

The Lessor and the Lessee agree that the following additional provision(s), if any, are hereby added to and become a part of this agreement: See Addendum #1, attached. Receipt of Addendum #1 is hereby acknowledged.

The Lease can be terminated by mutual consent, or by either party giving the other written notice of one month in advance.

IN WITNESS WHEREOF, THE Lessor and Lessee have duly executed this lease, the day and year first written above.

LESSOR: SECRETARY OF STATE



By Mark Martin, Secretary of State

Attest:


LESSEE: Representative Laurie Rushing

Date: 1-2-17

Please
Sign
& Date